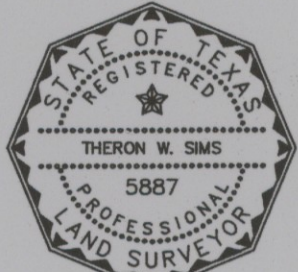


Line #	Direction	Length
L1	N89°19'32"E	9.67'
L2	N89°19'32"E	14.33'
L3	S00°39'07"E	31.86'
L4	S38°05'35"E	50.69'
L5	S00°00'00"E	14.47'
L6	S37°46'29"E	123.00'
L7	S74°29'54"E	27.34'
L8	S74°29'54"E	56.88'
L9	S50°27'25"E	6.81'
L10	S37°13'21"W	24.02'
L11	N50°27'25"W	7.78'
L12	N74°29'54"W	84.21'
L13	N37°46'29"W	86.56'
L14	S51°54'18"W	140.58'
L15	S51°38'51"W	25.82'
L16	N38°38'02"W	35.00'
L17	N55°09'28"E	15.98'
L18	N51°54'18"E	45.31'
L19	N85°36'03"E	25.23'
L20	N51°54'18"E	91.74'
L21	N00°00'00"E	14.47'
L22	N38°05'35"W	50.69'
L23	N00°39'07"W	31.85'
L24	S50°27'25"E	50.88'
L25	N50°27'25"W	54.32'
L26	S85°00'16"W	72.80'
L27	N38°52'49"W	111.81'

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	16.34'	25.00'	037°26'28"	S19°22'21"E	16.05'
C2	32.58'	49.00'	038°05'35"	S19°02'48"E	31.98'
C3	2.26'	49.00'	002°38'23"	S20°45'08"E	2.26'
C4	16.48'	25.00'	037°46'29"	S18°53'14"E	16.19'
C5	16.02'	25.00'	036°43'25"	S56°08'11"E	15.75'
C6	20.56'	49.00'	024°02'29"	S62°28'39"E	20.41'
C7	10.49'	25.00'	024°02'29"	N62°28'39"W	10.41'
C8	23.25'	49.00'	027°11'04"	S60°54'22"E	23.03'
C9	8.16'	49.00'	009°32'21"	S42°32'39"E	8.15'
C10	6.13'	10.00'	035°08'43"	N55°20'50"W	6.04'
C11	9.63'	10.00'	055°10'30"	S79°29'33"W	9.28'
C12	7.71'	25.00'	017°39'38"	S83°31'32"W	7.68'
C13	14.37'	10.00'	082°18'57"	N10°44'49"E	13.16'
C14	16.62'	25.00'	038°05'35"	N19°02'48"W	16.32'
C15	32.02'	49.00'	037°26'28"	N19°22'21"W	31.45'

I, Theron W. Sims, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my direct supervision.

Theron W. Sims, R.P.L.S., No. 8887
Surveyed on the ground, July 8, 2014



teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.332.7756 fx
www.tnpsc.com

BASIS OF BEARINGS:
Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96)) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00015 was used to scale grid coordinates and distances to surface.

OWNER:
Hunter Crossroads, LP
3890 W. Northwest Hwy., Suite 100
Dallas, TX 75220

NOTES:
1) The surveyor has made no investigation or independent search for easements, encumbrances, or any other facts that an accurate and current title search may disclose.
2) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood) but does appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map (FIRM) No. 48439C0035K for the City of Fort Worth, Texas, as depicted from Community Map and Panel No. 480596 0035 K, Map Revised September 25, 2009.
3) All perimeter and corner monuments are 5/8" iron rods set or recovered with cap stamped "TNP" (Unless otherwise shown).

- Site Drainage Study
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.
- Construction Prohibited Over Easements
No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- Private Maintenance
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.
- Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drainage, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.
- Parkway Permit
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
- Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee annex in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.
- Water / Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount to be collected is determined under Schedule 2 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
- Urban Forestry
Compliance with ordinance 18615 regarding urban forestry shall be required for this site.
- P.R.V. Required
Private P.R.V.s. will be required if water pressure exceeds 80 P.S.I.
- Private Booster Pumps Required
Private Booster Pumps required for proposed building with finish floor elevation requiring North Side 4 pressure plane for water service. In the absence of north side 4, buildings will have to install privately owned and maintained Booster Pump to enhance water pressure.
- Public Open Space Restriction
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.
- Private Sewer Easement "A"
The owner and occupants of Lot 8 shall have the right and privilege in any and all times to use the area designated as "A" ("Private Sewer Easement"), as well as the right and privilege to enter on Lot 7, for the purpose of constructing, operating, maintaining, replacing, upgrading and repairing a sanitary sewer system below grade; provided the surface of the Sewer Area may only be used by the owner and occupants of Lot 7 for landscaping and paving and not for any buildings and any damage to the surface of Lot 7 in connection with the use thereof by the owner/occupants of Lot 7 shall be repaired by such parties.
- Private Sewer Easement "B"
The owner and occupants of Lot 9 shall have the right and privilege in any and all times to use the area designated as "B" ("Private Sewer Easement"), as well as the right and privilege to enter on Lot 7, for the purpose of constructing, operating, maintaining, replacing, upgrading and repairing a sanitary sewer system below grade; provided the surface of the Sewer Area may only be used by the owner and occupants of Lot 7 for landscaping and paving and not for any buildings and any damage to the surface of Lot 7 in connection with the use thereof by the owner/occupants of Lot 7 shall be repaired by such parties.

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
This plat is valid only if recorded within ninety (90) days after date of approval.
Plat Approval Date: 8/16/2014
By: [Signature] Chairman
By: [Signature] Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS Hunter Crossroads, LP, is the owner of 3.737 acres of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas and being a portion of that certain remainder tract of land described in deed as Tract 1 to Hunter Crossroads, LP, as filed in County Clerk's No. (C.C.) #D207294400, Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", recovered at the west corner of Lot 6, Block 1, Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in C.C. #D213167946, Plat Records of Tarrant County, Texas and being in the west line of said Hunter Crossroads tract and also being in the northeasterly Right-of-Way line of N.W. Highway 287 (variable width) and the beginning of a curve to the right whose radius is 2837.82 feet and whose long chord bears N 44°42'08" W, 149.81 feet;
THENCE along said west line of Hunter Crossroads tract and said easterly R-O-W line in a northerly direction through a central angle of 03°01'30", an arc length of 149.83 feet to a 5/8 inch iron rod with cap stamped "TNP", set;
THENCE N 38°38'02" W, continuing along said line, a distance of 448.10 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the most westerly corner of said Hunter Crossroads tract;
THENCE N 25°17'16" E, continuing along said R-O-W line and said west line of Hunter Crossroads tract, a distance of 41.40 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the southwest corner of the City of Fort Worth for Avondale Haslet Road (variable width), as filed in C.C. #D212218782, D.R.T.C.T.;
THENCE over and across said Hunter Crossroads tract and along the south line of said City of Fort Worth tract (Avondale Haslet Road), the following courses and distances:
N 89°19'32" E, a distance of 399.89 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the beginning of a curve to the right whose radius is 637.00 feet and whose long chord bears S 87°35'48" E, 68.41 feet;
Continuing along said curve in a southeasterly direction through a central angle of 06°09'22", an arc length of 68.44 feet to a 5/8 inch iron rod with cap stamped "TNP", set;
S 84°31'07" E, a distance of 30.16 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the southeast corner of said City of Fort Worth tract, also being the northwest corner of Lot 3, Block 1, Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in C.C. #D212287516, P.R.T.C.T., also being in the east line of said Hunter Crossroads tract;
THENCE S 03°30'27" E, along said west line of Lot 3 and said east line of Hunter Crossroads tract, a distance of 190.57 feet to a 5/8 inch iron rod with cap stamped "RPLS 2509", found at the beginning of a curve to the right whose radius is 100.00 feet and whose long chord bears S 00°03'33" W, 13.57 feet;
THENCE along said curve in a southeasterly direction through a central angle of 07°46'58", an arc length of 13.58 feet to a 5/8 inch iron rod with cap stamped "RPLS 2509", found at an interior ell corner of said Hunter Crossroads tract, also being the common west corner of said Lot 3 and Lot 4 of aforementioned Block 1, Vista Crossroads Addition (C.C. #D213167946) and the beginning of a compound curve to the right whose radius is 88.26 feet and whose long chord bears S 18°09'46" W, 50.51 feet;
THENCE over and across said Hunter Crossroads tract, along the west line of said Lot 4 and along said curve in a southeasterly direction through a central angle of 33°15'17", an arc length of 51.23 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the most westerly corner of said Lot 4;
THENCE S 50°27'25" E, continuing over and across said Hunter Crossroads tract, along said west line of Lot 4, a distance of 45.04 feet to a 5/8 inch iron rod with cap stamped "TNP", recovered at the north corner of aforementioned Lot 6;
THENCE S 37°13'21" W, continuing over and across said Hunter Crossroads tract, along the northerly line of said Lot 6, a distance of 266.81 feet to the POINT OF BEGINNING and containing 162,777 square feet or 3.737 acres of land.
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Hunter Crossroads, LP, does hereby adopt this plat as:
LOTS 7, 8 & 9, BLOCK 1
VISTA CROSSROADS ADDITION
An addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.
WITNESS my hand on this 4th day of August, 2014.
By: [Signature]
Scott Rohrman,
as Manager of the General Partner of Hunter Crossroads, LP
STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared Scott Rohrman, as Manager of the General Partner of Hunter Crossroads, LP, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this 4th day of August, 2014.
Notary Public in and for the State of Texas
My Commission expires 06-07-16
ELIZABETH D. BROWN
Notary Public, State of Texas
My Commission Expires
June 07, 2016
FP14-025
D21417047 8/8/14
THIS PLAT FILED IN C.C. #D DATE: / / 2014.
FINAL PLAT OF
LOTS 7, 8 & 9, BLOCK 1
VISTA CROSSROADS ADDITION
an addition to the City of Fort Worth, Tarrant County, Texas, being situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas and containing 3.737 acres of land total.
DATE: 7/31/2014
FP 14-025
PP 006-053